

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
December 12, 2016**

START TIME: 7:00 p.m.

END TIME: 8:57 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Jim Dries
Randy Waggoner
Tracy Gleim

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

Steve Zeigler
Jim O'Connell

AGENDA:

APPROVE PAST MINUTES OF NOVEMBER 14, 2016

PUBLIC COMMENT

- TPF 16-7 TOIGO ORGANIC FARMS LLC - APPLICATION FOR ZONING ORDINANCE
AMENDMENT TO ALLOW MEDICAL MARIJUANA GROWING AND
PROCESSING IN THE RF DISTRICTS
(BOS scheduled public hearing December 30, 2016 at 7:30 am)
- TPF 16-8 DRAFT MIDDLESEX TOWNSHIP SUBDIVISION & LAND DEVELOPMENT
ORDINANCE – REVIEW AND PROVIDE COMMENTS ON TO TOWNSHIP
ENGINEER FOR FUTURE CONSIDERATION BY BOARD OF SUPERVISORS

OTHER BUSINESS

MEETING MINUTES

Larry Claycomb called the meeting to order at 7:00 p.m.

APPROVE PAST MINUTES

Jim Dries made a motion to approve the minutes from November 28, 2016, as submitted.
Randy Waggoner seconded the motion and it passed unanimously.

PUBLIC COMMENT:

Mr. Claycomb asked for public comment and there was none.

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Larry Claycomb asked Mark Carpenter, Township Zoning Officer, if he got an opinion from Keith Brenneman, Township Solicitor, about whether a land development plan would be necessary. Mr. Carpenter reported that Mr. Brenneman did agree that a land development plan would be needed for a building to process the product, as it would be a commercial building, not an agricultural building.

Tom Nehilla of Rhoads & Sinon, Mark Toigo, and Rick McBride were in attendance to represent the application. Mr. Nehilla reported that he had a discussion with Keith Brenneman, Township Solicitor, about the Planning Commission concerns with the proposed Zoning Ordinance amendment. Mr. Nehilla distributed a possible revision to the proposed Zoning Ordinance amendment to restrict methods of processing to those using CO2 extraction or non-combustible materials or other system approved by the township. Mr. Nehilla explained this may address concerns about processing discussed at the last meeting.

Michael Buchanan distributed a proposal to allow the medical marijuana grower/processor use by Special Exception approval of the Zoning Hearing Board and listing conditions for the approval. There was intense discussion of several of the items.

The applicant was asked if their intention was to amend their application. Mr. Nehilla stated they do not wish to start the review process over, as they are on a tight schedule to get underway.

Larry Claycomb shared an e-mail from the Chairman of the Board of Supervisors encouraging him to move this item along.

The members were polled and some feel that Special Exception or Conditional Use would be appropriate, and they also feel that this use should be allowed in LI and IG zones in addition to RF. As far as the application that is before the Planning Commission now, they would like to recommend disapproval and that it be revised to be a Special Exception or Conditional Use.

Randy Waggoner made the following motion.

"We support the concept of allowing the medical marijuana growing/processing facility use in the RF district, but feel there are additional safeguards needed to make it compatible with surrounding farming or residential uses. The Planning Commission recommends a redraft of the proposed zoning ordinance amendment to allow the use by Special Exception or Conditional Use with specific criteria to be developed and restrict processing to CO extraction or other methods as proposed by the applicant's attorney. We recommend the use be expanded to include both the Industrial General and Light Industrial Districts."

The motion was seconded by Jim Dries and passed unanimously.

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Larry Claycomb, Michael Buchanan and Jim Dries had comments on the proposed ordinance for Bud Grove, Township Engineer. Jim Dries will consolidate the individual lists and they will get together to finalize it sometime in January.

OTHER BUSINESS:

The next Planning Commission for December 19, 2016, is cancelled, as there is no business to consider.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. Michael Buchanan seconded the motion and it passed unanimously at 8:57 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission